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INSPECTED FOR

**Sally Samples  
Luxury Blvd  
Arlington, TX 76006**

**December 1, 2020**

## PROPERTY INSPECTION REPORT

Prepared For: Sally Samples

(Name of Client)

Concerning: Luxury Blvd, Arlington, TX 76006

(Address or Other Identification of Inspected Property)

By: Nathan Ross, Lic #20282

(Name and License Number of Inspector)

2020

(Date)

(Name, License Number of Sponsoring Inspector)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, **THIS IS NOT A CODE COMPLIANCE INSPECTION** and does NOT verify compliance with manufacturer's installation instructions. **THE INSPECTION DOES NOT IMPLY INSURABILITY OR WARRANTABILITY OF THE STRUCTURE OR ITS COMPONENTS.** Although some safety issues may be addressed in this report, **THIS REPORT IS NOT A SAFETY / CODE INSPECTION**, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. THE INSPECTION MAY NOT REVEAL ALL DEFICIENCIES. A REAL ESTATE INSPECTION HELPS TO REDUCE SOME OF THE RISK INVOLVED IN PURCHASING A HOME, BUT IT CANNOT ELIMINATE THESE RISKS, NOR CAN THE INSPECTION ANTICIPATE FUTURE EVENTS OR CHANGES IN PERFORMANCE DUE TO CHANGES IN USE OR OCCUPANCY.** It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions

expressed in previous or future reports.

**ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION.** *When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs.* Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. ***This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.*** Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features, such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "**grandfathered**" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. ***Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.***

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

**This confidential report is prepared exclusively for Sally Samples on 01/11/2021.**

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Inspection Time In: **9 am** Time Out: **5:15 pm** Property was: **Occupied**  
Building Orientation (For Purpose Of This Report Front Faces): **East**  
Weather Conditions During Inspection: **Sunny**  
Outside temperature during inspection: **60 ° or Below Degrees**  
Parties present at inspection: **Buyer, Buyers Agent, Seller, Plumbers**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Sally Samples. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

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### **SCOPE OF INSPECTION**

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

### **GENERAL LIMITATIONS**

**The inspector is not required to:**

**(A) inspect:**

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

**(B) report:**

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

**(C) determine:**

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;



**(D) anticipate future events or conditions, including but not limited to:**

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

**(E)** operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

**(F)** designate conditions as safe;

**(G)** recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

**(H)** review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

**(I)** verify sizing, efficiency, or adequacy of the ground surface drainage system;

**(J)** verify sizing, efficiency, or adequacy of the gutter and downspout system;

**(K)** operate recirculation or sump pumps;

**(L)** remedy conditions preventing inspection of any item;

**(M)** apply open flame or light a pilot to operate any appliance;

**(N)** turn on decommissioned equipment, systems or utility services; or

**(O)** provide repair cost estimates, recommendations, or re-inspection services.

**THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s):* Slab on Ground

*Comments:*

#### **Foundation Is Performing Adequately**

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

#### **Additional Observations and/or Comments:**

- **Note:** Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.

#### **Retaining Wall(s)**

- Ground erosion and/or subsidence was observed at and around the retaining wall area. This condition needs to be corrected to help maintain the integrity of the retaining wall components.



**Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good



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for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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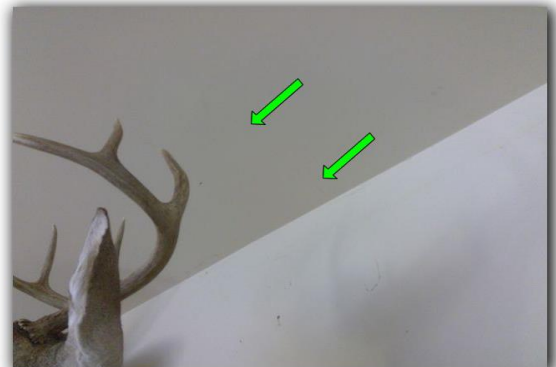
## B. Grading and Drainage

Comments:

### Grading & Drainage

**Notice:** The structure has been built below the public street grade. Extra caution should be taken to prevent any possible water intrusion to the structure. Do not build flowerbeds that will cause a damming effect and hold water next to the structure. Positive drainage should always be maintained.

- Poor to negative site drainage was observed on the east side of the structure. Proper drainage is needed to help prevent water from standing and/or pooling next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- The soil line is too high on the east side, north side of the structure. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.



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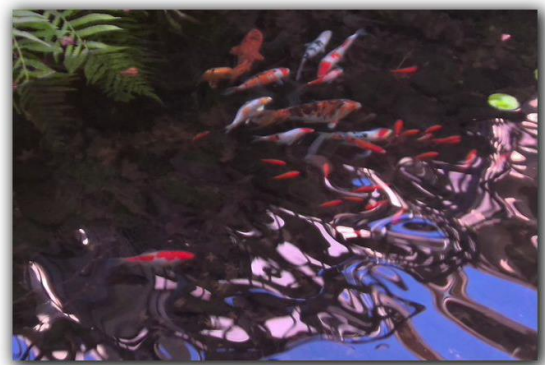
**Notice:** There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current owner or the appropriate specialist related to this type of system.

#### **Gutter & Downspout System**

All components were found to be performing and in satisfactory condition on the day of the inspection.

#### **Waterfall and associated components-**

- **Note:** The exterior waterfall and Coy/ fish pond and associated components are beyond the. scope of a home inspection. It is recommended to monitor and if corrective measures become necessary, consult with the current homeowner or a specialist in this field.





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### C. Roof Covering Materials

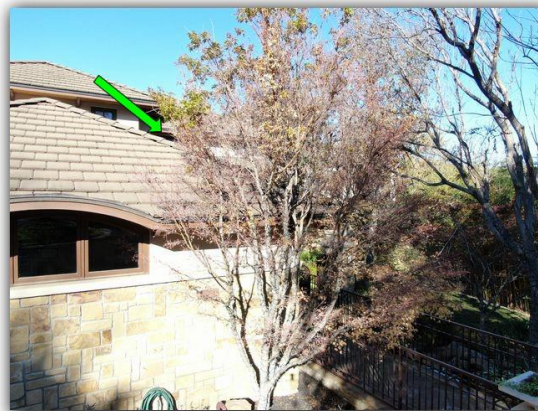
Type(s) of Roof Covering: Tile / Concrete

Viewed From: **Drone**, and Inspected from ground level

Comments:

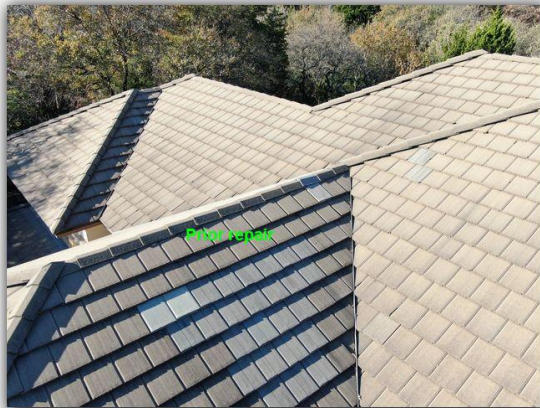
#### Roof Covering

- Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.
- **Note:** Prior repairs to the roofing material and/or flashing were observed in one or more locations.
- **Note:** Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps and flashing areas.
- **Note:** Minor corner cracks were observed on several of the tiles. This is a common condition to observe and no repairs are recommended.
- **Note:** The tile top finish coat was observed to be thinning and/or deteriorated in various locations throughout the roof structure.
- **Note:** Some discoloration of the roofing material was observed.
- **Note:** All debris, such as leaves and branches, should be removed from the roof structure.



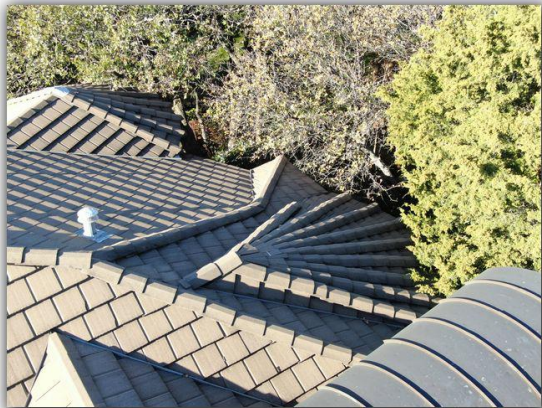


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#### Flashing Details

- The lead jack flashing at the plumbing vent stack needs to be checked, reset or repaired as necessary. The lead jack flashing detail was observed to be improperly installed at one or more of the roof level plumbing vent pipes. The lead flashing should run full length of the vent pipe and turn down into the top of the vent pipe to help prevent water intrusion at this point.
- Some of the metal flashing details were observed to be rusted and should be corrected as necessary.



**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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#### D. Roof Structures and Attics

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 10" to 13"

(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

*Insulation Type:* Loose Filled, Batt or Blanket

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

##### Roof Structure

- **Note:** Visible evidence of rodent activity was observed in the attic area. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.



##### Attic Ventilation

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Attic Insulation

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Garage Attic Ladder

- Some of the attic ladder nuts and bolts were observed to be loose and/or missing. Minor improvements to the attic ladder are recommended for reasons of safety.
- The attic ladder was observed to be installed with improper fasteners. The attic ladder should be secured in place with 16d nails or 3-inch lag bolts. This condition should be further evaluated and corrected as necessary.



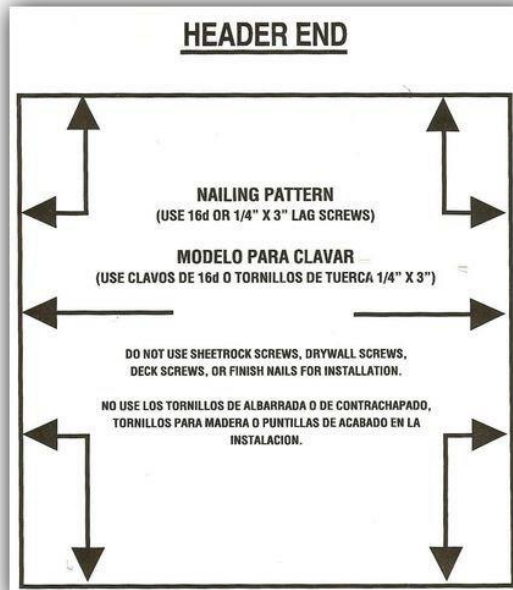
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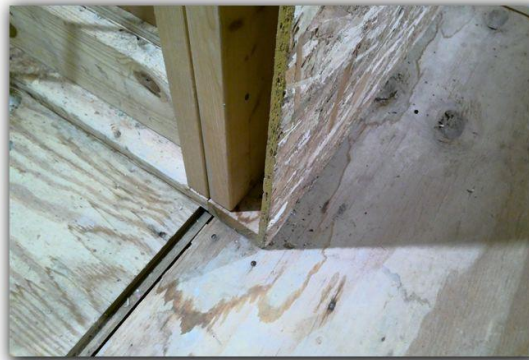
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#### Roof Sheathing

- Note: A radiant barrier type of product is installed inside the attic structure. While this can help to improve the energy efficiency of the structure. These types of products can limit the visibility for the inspector. For best results it should be removed prior to any inspections.
- **Note:** There are visible water stains on the roof sheathing (decking) in one or more locations.





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#### E. Walls (Interior and Exterior)

*Comments:*

*Description of Exterior Cladding:* EIFS Stucco (Exterior Insulation & Finish System), Stone Masonry Veneer, Wood Type Veneer

#### Interior Walls & Surfaces

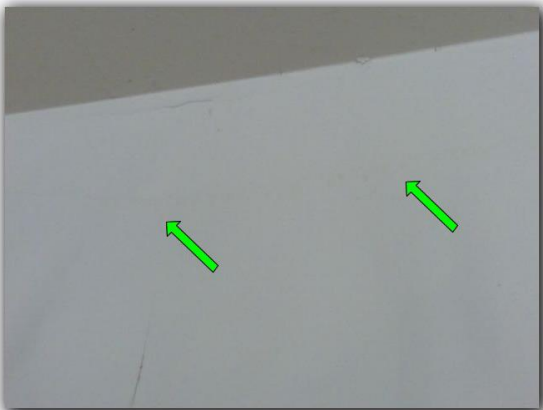
**Notice:** Due to the home being occupied, I was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.

**Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

- Moisture stains were observed on the walls in the garage, master bedroom. The cause and remedy should be further evaluated and corrected as necessary.
- The wall texture has some deterioration and/or damage in the garage.
- Wall surface damage was observed in the front entry hallway closet.
- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.



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#### Exterior Walls & Surfaces

- Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards. It is recommended to use an elastomeric caulking.
- Mortar improvements are recommended for the exterior masonry veneer on the south side, east side of the structure.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed, including areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an elastomeric caulking / sealant.
- The area between the exterior veneer and the outside HVAC condenser/coils refrigerant lines needs to be properly sealed.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric caulking.
- Some of the exterior wood type surfaces need a fresh coat of paint.
- One or more of the exterior stones were observed to be damaged on the west side of the structure.
- There are not enough weep-holes in the lower course of masonry veneer on the west side of the structure. Under current building standards, there should be weep-holes in the lower course of the masonry veneer, no more than 33" apart, to help drain water from the interior of the wall voids.
- The exterior wood window casing has some deterioration and/or damage on the west side of the structure.
- Some discoloration and/or staining of the exterior type veneer/cladding was observed on the east side, west side of the structure.
- **Note:** The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspectors visual observation of the exterior surfaces.
- **Note:** Previous repairs to the exterior masonry mortar / grout was observed on the north, east, west and south sides of the structure.





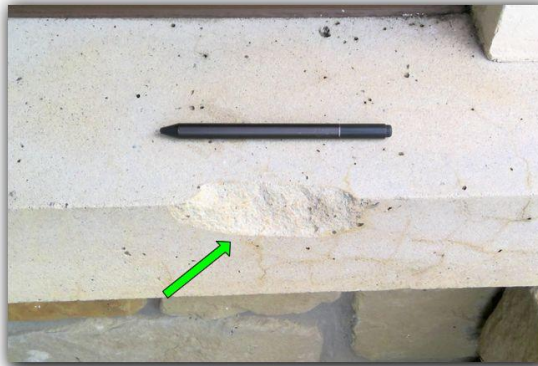
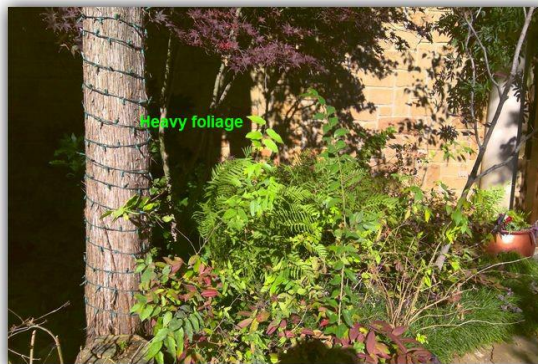
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### Stucco (Hard Coat or EIFS) Observation and Opinions

There is a stucco type product installed as the exterior veneer / cladding for this structure. Due to the known general misapplication of residential stucco products, associated deficiencies and water intrusion problems; full evaluation of this product requires a specialty inspection from a Properly Certified Third Party Stucco Inspector. You may consider contacting a Properly Certified Third Party Stucco Inspector to schedule a specialty inspection of the stucco product.

At this time a general limited visually based survey of the accessible exterior stucco veneer / cladding will be performed without the use of any specialized tools or procedures. The Inspectors findings will be listed below but all possible deficiencies will not be limited to the following:

- The exterior stucco type veneer/cladding has inadequate clearance from the concrete flatwork. Most manufacturers require a minimum of 2-inches of clearance from all concrete flatwork.
- Some discoloration and/or staining of the stucco type veneer/cladding was observed on the east side, west side of the structure.
- There are no visible control / expansion joints in all of the required areas.
- Some deterioration and/or damage to the stucco type veneer/cladding was observed on the west side, south side of the structure.
- Cracking of the stucco type veneer/cladding was observed on the west side of the structure. This condition should be further evaluated and corrected as necessary.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed, including areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an elastomeric caulking / sealant.
- Failing or missing sealant was observed at and around the stucco type veneer/cladding and the wall opening interfaces (windows, doors, electrical outlets, plumbing outlets, etc.) This condition should be improved to help prevent water intrusion at these locations.
- The exterior stucco type veneer/cladding has inadequate clearance from the roofing material and/or roof structure. Most manufacturers require a minimum of 2-inches of clearance above the roof line.





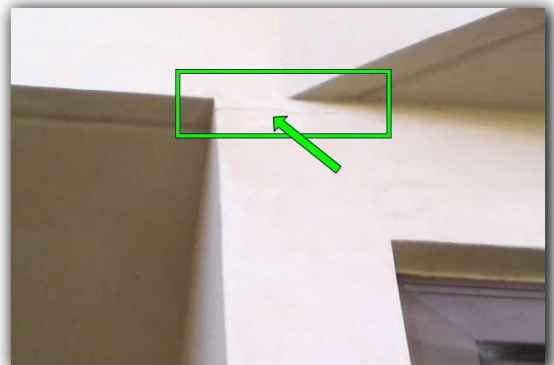
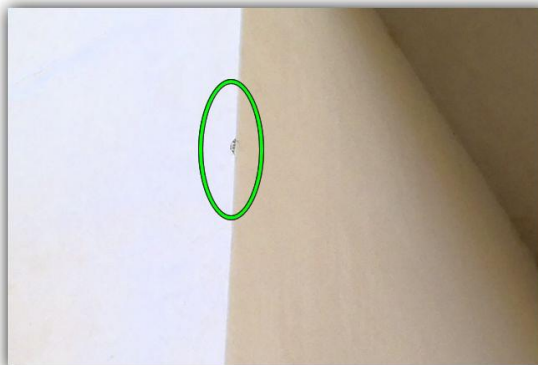
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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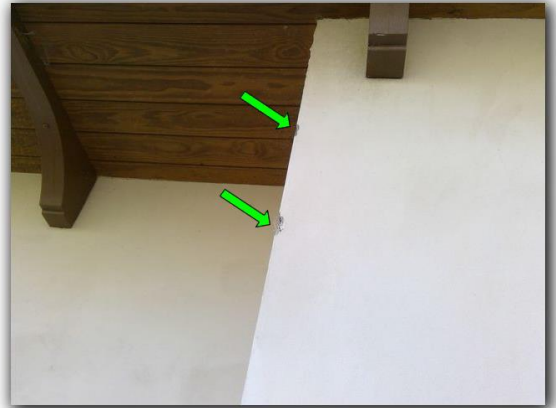
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I=Inspected

NI=Not Inspected

NP=Not Present

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#### F. Ceilings and Floors

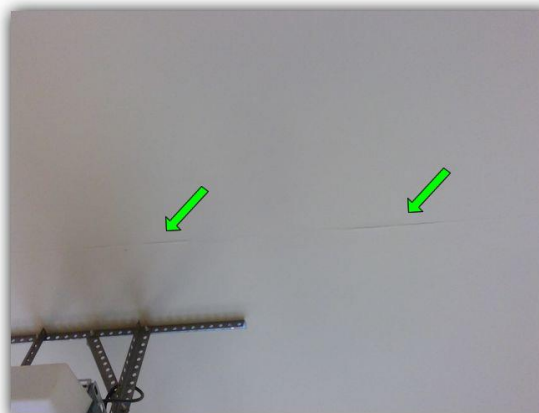
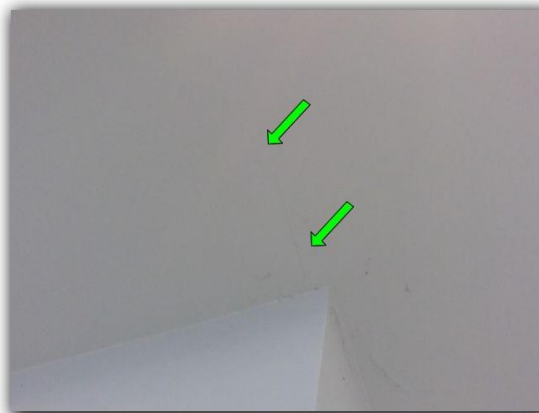
*Comments:*

##### Ceilings

**Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

**Note:** Nail heads were observed to be pushing through the interior finish in one or more locations.

- Ceiling stress cracks were observed in the garage 1, garage 2.
- Ceiling joint cracks were observed in the kitchen, pantry.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Floors**

- The floor tile(s) were observed to be cracked and/or damaged in upstairs bedroom hallway, upstairs living room, gameroom.
- **Note:** Some cracking of the garage concrete floor finish was observed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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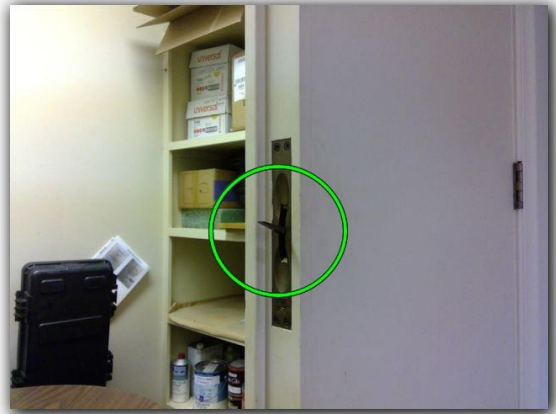
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**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

- The door is not latching properly to the upstairs rear corner bedroom, garage closet.
- The door hardware is loose to the rear middle bedroom.
- The door is sticking to the front entry closet.
- **Note:** One or more of the door stoppers were observed to be missing.

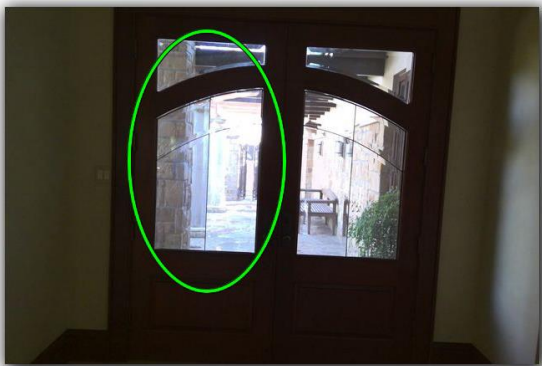
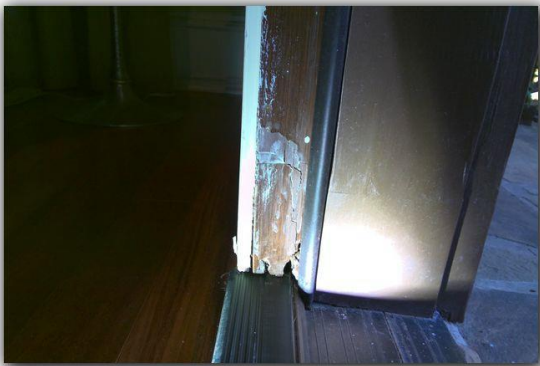


**Exterior Doors**

- The exterior door frame has some deterioration and/or damage to the master bedroom back balcony entry door(s).
- The door has some surface damage to the master bathroom back balcony door, backyard entry door.
- Weather-stripping improvements are recommended for the master bedroom back balcony entry exterior door(s).
- Visible evidence of previous water intrusion was observed at and/or around the exterior living room balcony entry side middle bedroom door(s). The cause and remedy should be investigated and corrected as necessary.
- The door frame has some surface damage to the sideyard entry door.
- The door hardware does not function properly to the front entry door.
- The thermal-pane glass has lost its seal to the front entry exterior door(s). This has resulted in condensation and/or a fog like film to develop between the panes of glass.



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D



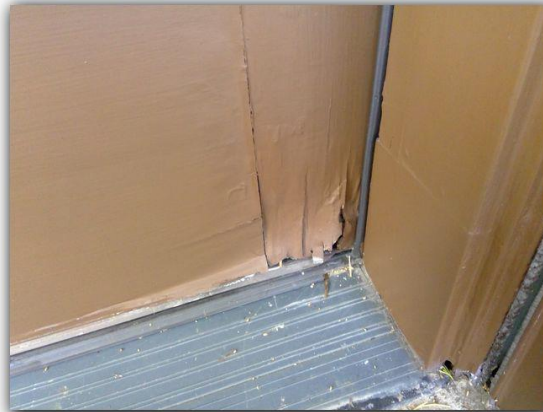
I=Inspected

NI=Not Inspected

NP=Not Present

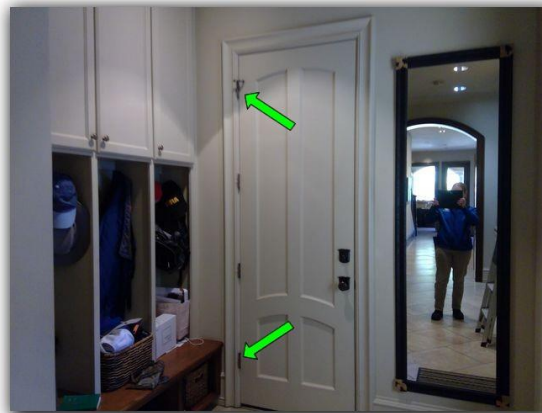
D=Deficient

I	NI	NP	D
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#### Garage Entry Door 1

- The garage entry door is not equipped with a self-closing device.



#### Garage Entry Door 2

- The garage entry door is not equipped with a self-closing device.



**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**Overhead Garage Door 1**

- Some damage to the overhead garage door was observed.
- It is recommended to lubricate the overhead garage door components, such as rollers, tracks and hinges.



**Overhead Garage Door 2**

- The overhead garage door is not balanced properly and should be tuned-up and/or adjusted as necessary.

**Overhead Garage Door 3**

- Some damage to the overhead garage door was observed.



**Overhead Garage Door 4**

All components were found to be performing and in satisfactory condition on the day of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## H. Windows

*Comments:*

### Window Screens

All components were found to be performing and in satisfactory condition on the day of the inspection.

### Windows

- Window handles(s) were observed to be damaged and/or missing in the workout room.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following: upstairs living room, dining room.

**(Total 5 )**

**Special Notice:** Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.

- Window lock(s) were observed to be damaged and/or missing in the breakfast area.
- Visible evidence of water intrusion was observed at and/or around the window(s) in the Green/Sunroom. The cause and remedy should be investigated and corrected as necessary.
- **Note:** I was unable to visually inspect or operate of some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture.
- **Note:** The windows are dirty and need to be cleaned. Dirt on the windows can limit visibility when inspecting the thermal panes and their seals. It is recommended to inspect clean windows for best results.



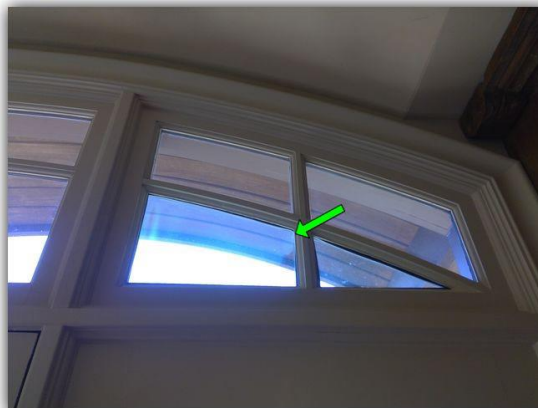
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**I. Stairways (Interior and Exterior)**

*Comments:*

**Interior Stairway Front Entrance Area**

- One or more of the stairway risers do not appear to meet current building standards. The stairway risers should not extend more than 7 ¾-inches and there should not be a difference more than 3/8-inch between any of the risers. This condition can cause a tripping hazard while traversing the stairway components.

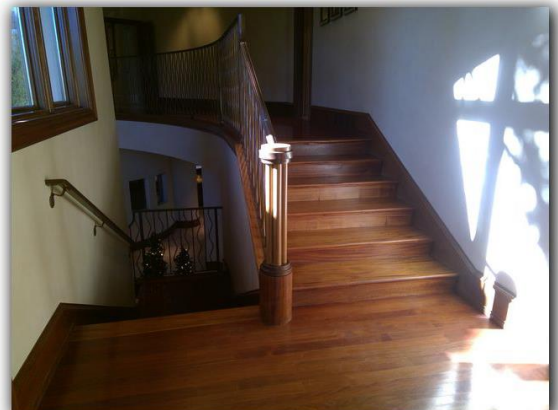
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### Interior Stairway Master Bathroom

- There is no handrail in place for the stairwell. For improved safety, it is recommended that a handrail be installed.



#### Interior Dumbwaiter

All components were found to be performing and in satisfactory condition on the day of the inspection. Note- a limited visual survey was performed. Full evaluation of this component is beyond the scope of a home inspection.





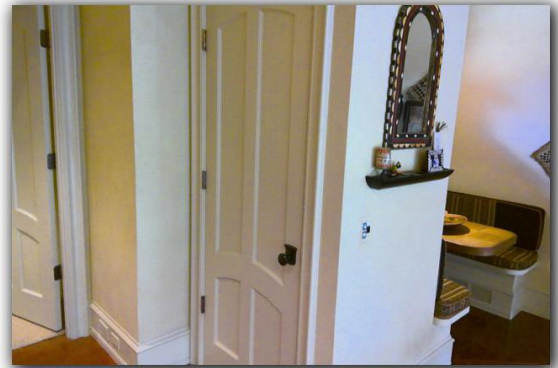
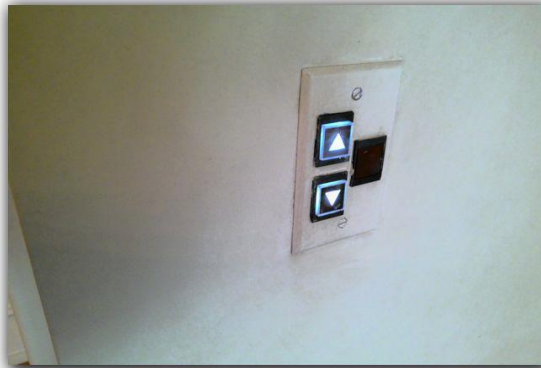
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## J. Fireplaces and Chimneys

*Comments:*

### Master Bedroom Fireplace / Chimney

- The non-combustible hearth extension outside the firebox does not meet current building standards and does not help reduce fire hazard potentials.  
Under current building standards, hearth extensions should extend at least 16-inches in front of and at least 8-inches beyond each side of the fireplace opening. Where fireplace opening is 6-square feet or larger, the hearth extension shall extend at least 20-inches in front of and at least 12-inches beyond each side of the fireplace opening.
- Note:** There are gas logs installed in the firebox at the time of this inspection. I was unable to view the floor of the firebox at the time of this inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### Study Area Fireplace / Chimney

- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.
- **Note:** There are gas logs installed in the firebox at the time of this inspection. I was unable to view the floor of the firebox at the time of this inspection.



#### Family Room Fireplace / Chimney

- **Note:** There are gas logs installed in the firebox at the time of this inspection. I was unable to view the floor of the firebox at the time of this inspection.
- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### K. Porches, Balconies, Decks, and Carports

*Comments:*

##### **Porches -Rear**

- The stones are damaged and loose and repairs are necessary .





**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b> <b>NI</b> <b>NP</b> <b>D</b>
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**Driveway**

- Minor cracks and/or deficiencies were observed in the driveway.

**Front Entry Bridge-**

All components were found to be performing and in satisfactory condition on the day of the inspection.



**Master Bedroom Front Balcony**

All components were found to be performing and in satisfactory condition on the day of the inspection.



**I=Inspected**

**NI=Not Inspected**

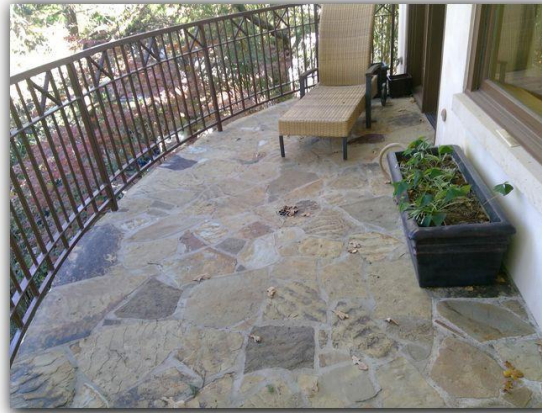
**NP=Not Present**

**D=Deficient**

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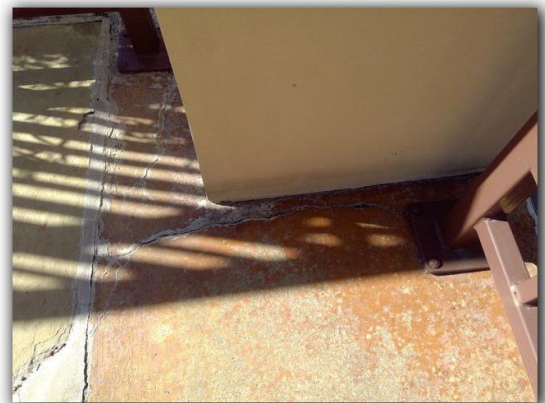
**Master Bedroom Back Balcony**

All components were found to be performing and in satisfactory condition on the day of the inspection.



**Living Room Balcony**

- Some deflection and/or cracking of the patio concrete flatwork was observed.
- The balcony floor / flatwork appears to be holding water. This condition needs to be further evaluated and corrected as necessary.



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

*Comments:*

#### Panel Box Pool

*Box Rating and/or Main Disconnect Rating:* 100 amps

*Box Location:* By Pool Equipment

*Cabinet Manufacturer:* Square D

*Branch Circuit Wire Type:* Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- The panel box does not have proper clearance in front of the cabinet. The panel box cover plate (Dead Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36-inches in depth in front of the cabinet and 30-inches in width or the width of the equipment. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet.
- Some of the electrical cabinet interior components were observed to have some minor rust and/or corrosion on them. This condition should be further evaluated and corrected as necessary.



#### Distribution Wiring

- Spliced wires were observed in the waterfall. The spliced wires need to be properly enclosed in an electrical junction box for reasons of safety.
- Electrical flex extension cords should not be used for permanent wiring or pass through walls or ceilings. The improper use of extension cord was observed in or around the north exterior waterfall area.
- Open end wires were observed attic area.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Panel Box A**

*Box Rating and/or Main Disconnect Rating: 200 amps*

*Box Location: Utility Room*

*Cabinet Manufacturer: Square D*

*Branch Circuit Wire Type: Copper*

All components were found to be performing and in satisfactory condition on the day of the inspection.



**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I NI NP D</b>
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**Panel Box B**

*Box Rating and/or Main Disconnect Rating: 200 amps*

*Box Location: Utility Room*

*Cabinet Manufacturer: Square D*

*Branch Circuit Wire Type: Copper*

All components were found to be performing and in satisfactory condition on the day of the inspection.



**Panel Box C**

*Box Rating and/or Main Disconnect Rating: 200 amps*

*Box Location: Utility Room*

*Cabinet Manufacturer: Square D*

*Branch Circuit Wire Type: Copper*

All components were found to be performing and in satisfactory condition on the day of the inspection.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Panel Box E**

*Box Rating and/or Main Disconnect Rating: 200 amps*

*Box Location: Utility Room*

*Cabinet Manufacturer: Square D*

*Branch Circuit Wire Type: Copper*

All components were found to be performing and in satisfactory condition on the day of the inspection.



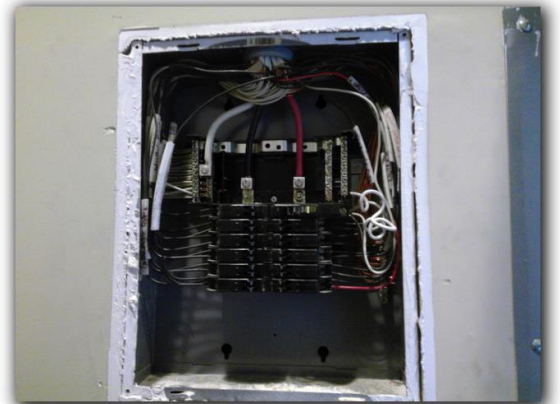
**Sub Panel AA**

*Box Location: Utility Room*

*Cabinet Manufacturer: Square D*

*Branch Circuit Wire Type: Copper*

- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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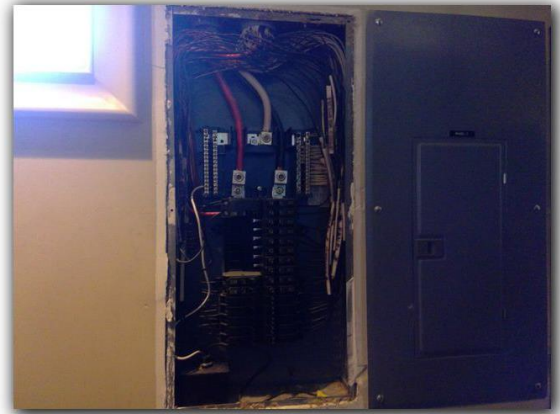
### Sub Panel B

*Box Location:* Server Room

*Cabinet Manufacturer:* Square D

*Branch Circuit Wire Type:* Copper, Aluminum

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.



### Sub Panel C

*Box Location:* Server Room

*Cabinet Manufacturer:* Square D

*Branch Circuit Wire Type:* Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.







I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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**Sub Panel #EE**

*Box Location:* Attic Area

*Cabinet Manufacturer:* Square D

*Branch Circuit Wire Type:* Copper

- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.



**Service Entrance**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Grounding / Bonding**

- I was unable to locate the electrical bond connection for the gas piping back to the grounding electrode system. All bond connections should be accessible for inspection, repair or replacement. This condition should be further investigated and corrected if necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:*

**Receptacle Outlets**

**Note:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to height, personal effects, heavy storage, furniture or conditions outside the control of the inspector.

- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the bridge area front porch.
- Not all of the exterior receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.
- One or more of the ground fault circuit interrupter (GFCI) device(s) do not appear to be functioning properly at the time of this inspection. The device(s) in question are located in the garage, utility closet, living room balcony.
- Not all of the bathroom receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the bathroom receptacles should have GFCI protection.
- One or more of the receptacle cover plates are damaged in the living room balcony.
- One or more of the receptacles were observed to be loose at the wall mount in the gameroom, various locations throughout the house.
- Not all of the laundry room receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the receptacles in the laundry room should have GFCI protection.
- One or more of the receptacle cover plates are damaged in the attic.
- **Note:** Several of the receptacles have been painted over.



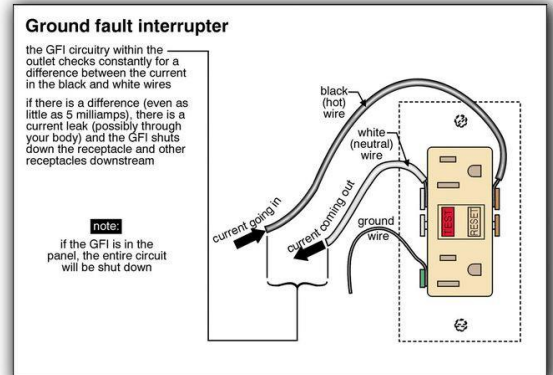
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

### Fixtures

- One or more of the light fixtures are loose at the ceiling mount in the east exterior wall under bridge.
- One or more of the light fixtures appear to be inoperative in the upstairs rear middle bedroom closet, upstairs bedroom bathroom, upstairs front corner bedroom closet. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.
- The ceiling fan is not balanced properly and wobbles when operated in the side middle bedroom.





**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I NI NP D</b>
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**Smoke Alarms**

**Note:** It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

**Note:** Due to location, height or conditions outside the control of the inspector, one or more of the smoke alarms were inaccessible and could not be tested at the time of this inspection.

**Carbon Monoxide Alarms**

All components were found to be performing and in satisfactory condition on the day of the inspection.



**Doorbell / Chime**

All components were found to be performing and in satisfactory condition on the day of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

Type of Systems:

Energy Sources:

Comments:

**Central Heating System #1** – Energy Source: Gas

Brand Name: Trane

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



**Upstairs Central Heating System – #2** Energy Source: Gas

Brand Name: Carrier

Approximate System Age: 2002

The HVAC system needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The indoor blower motor is out of balance and causes the unit to vibrate more the normal.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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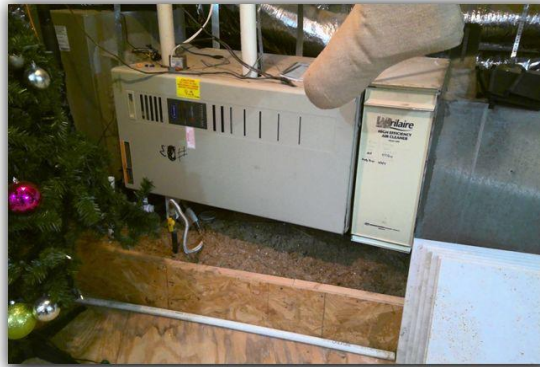
**Central Heating System #3 Energy Source: Gas**

*Brand Name: Carrier*

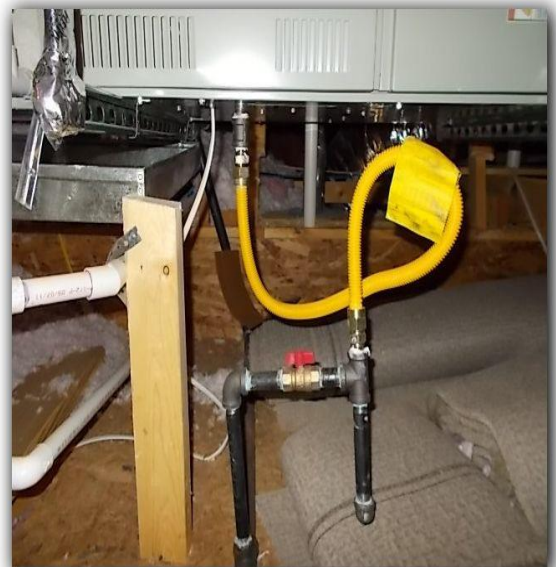
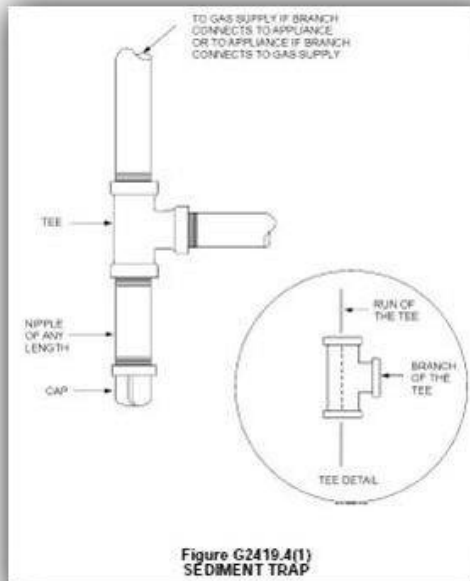
*Approximate System Age: 2003*

The HVAC system needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.



Samples of correct sediment trap installation.





I=Inspected

NI=Not Inspected

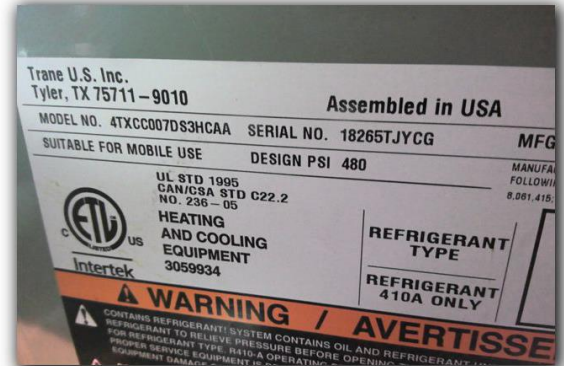
NP=Not Present

D=Deficient

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**Master Bedroom Central Heating System – #4**  
*Energy Source: Gas*  
*Brand Name: Trane*

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



**Additional Notice from the Inspector:** It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

**Note:** When D (**D = Deficient**) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## B. Cooling Equipment

Type of Systems:

Comments:

### Wine Cellar Cooling System

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.
- The outdoor unit of the air conditioning system requires cleaning.
- The outdoor unit of the air conditioning system is noisy. The cause and remedy should be further evaluated and corrected as necessary.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- The electrical service disconnect is installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary.
- **Note:** The support pad under the outside condenser/coil is undersized for the unit that is in place.
- Additional Notice from the Inspector: There is a thermostat on the back porch that does not appear to be functional at this time. The inspector was unable to determine what it may control.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### Central Cooling System #3

Today's Temperature Differential (Delta-T): 15

Approximate System Age: **2014**

Approximate System SEER: **14**

Approximate System Size: **4 ton**

Filter Size: **20 x 25** Location: **At Attic Unit**

Brand Name: Carrier

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The outdoor unit of the air conditioning system requires cleaning.
- The electrical service disconnect is installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary.
- The dirty air filter should be replaced.
- The secondary drain line on the coil housing is capped at the time of this inspection. It is recommended to remove the cap on the secondary drain line to allow for the drain to function properly when necessary.
- The thermostat is poorly located. The thermostat is located in a bedroom/study area. This type of installation will not allow the thermostat to properly read the conditioned air of the common living space when the bedroom door is closed. You should consider relocating the thermostat into the common living area..
- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.
- **Note:** The heavy foliage at and around the outside condenser/coils should be trimmed back a minimum of 18-inches to help improve air circulation.





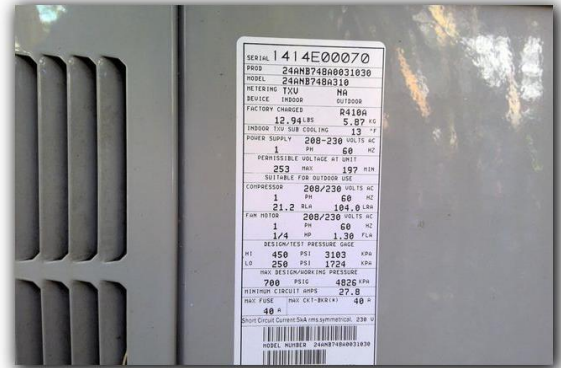
**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

**I NI NP D**



#### Upstairs Master Bedroom Central Cooling System #4

Today's Temperature Differential (Delta-T): **16**

Approximate System Age: **2018**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **4 ton**

Filter Size: **20 x 25** Location: **At Attic Unit**

Brand Name: **Trane**

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The electrical service disconnect is installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary.
- The dirty air filter should be replaced.
- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



### Upstairs Central Cooling System #2

Today's Temperature Differential (Delta-T): 16

Approximate System Age: **2014**

Approximate System SEER: **15**

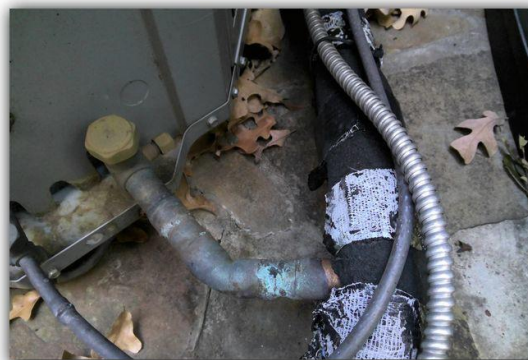
Approximate System Size: **5 ton**

Filter Size: **20 x 25** Location: **At Attic Unit**

Brand Name: Carrier

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The electrical service disconnect is installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary.
- The dirty air filter should be replaced.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- The dirty air filter should be replaced.
- The secondary drain line on the coil housing is capped at the time of this inspection. It is recommended to remove the cap on the secondary drain line to allow for the drain to function properly when necessary.
- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



### Central Cooling System #1

Today's Temperature Differential (Delta-T): 14

Approximate System Age: 2017

Approximate System SEER: 16

Approximate System Size: 5 ton

Filter Size: 20 x 25 Location: At Attic Unit

Brand Name: Trane

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The dirty air filter should be replaced.
- The electrical service disconnect is installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary.
- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Note:** When D (**D = Deficient**) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

**Notice:** Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

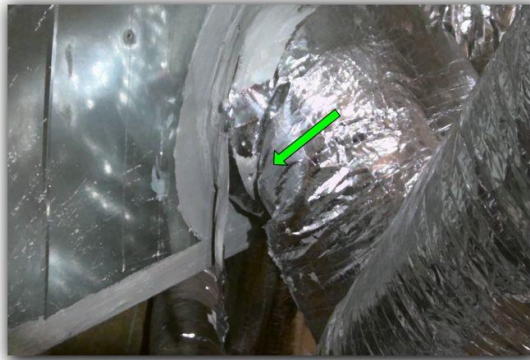
I	NI	NP	D
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☒ ☐ ☐ ☒

**C. Duct Systems, Chases, and Vents**

*Comments:*

- The duct work in the attic area appears to have excessive sags between the supports. This condition can cause pressure loss and affect the airflow through the duct system.
- Air leaks were detected at and around the ductwork connections and the distribution plenum(s).
- Some of the ductwork in the attic area has been turned to sharply. This will restrict the airflow through the duct system and affect the airflow balance in some areas of the house.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### IV. PLUMBING SYSTEM

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##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Within 5-feet of Front Curb

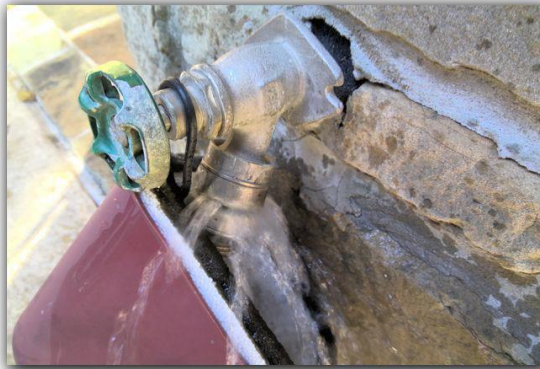
*Location of main water supply valve:* Unable to Locate a Main Supply Valve

*Static water pressure reading:* 60 to 70 psi

*Comments:*

##### Exterior Faucets/Fixtures

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age.*
- Water was observed to be leaking back through the vacuum breaker on the south side of the structure. The vacuum breaker is not working as designed.



##### Laundry Connections

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Laundry Sink

- The stopper is missing.
- **Note:** Some corrosion was observed at one and/or both of the water supply shutoff valves.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Kitchen Sink 1**

- **Note:** Previous water leaks were observed at and/or around the drain connections under the sink. This would indicate previous problems and should be closely monitored and corrected when necessary.

**Kitchen Sink 2**

- There was an unknown dark mold like substance observed in cabinetry under the sink. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.
- **Note:** Previous water leaks were observed at and/or around the drain connections under the sink. This would indicate previous problems and should be closely monitored and corrected when necessary.



**Wet Bar Sink- Gameroom**

All components were found to be performing and in satisfactory condition on the day of the inspection.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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**Wet Bar Sink -Pool Area**

All components were found to be performing and in satisfactory condition on the day of the inspection.



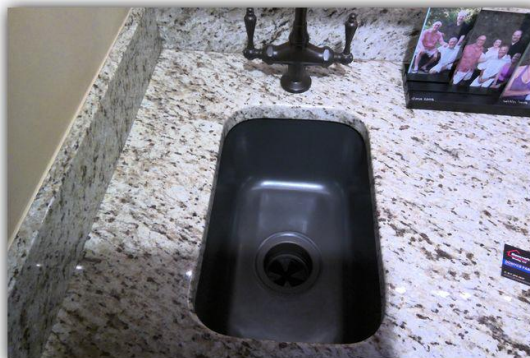
**Green room Utility Sink**

- The sink was observed to drain slowly, suggesting that an obstruction may exist.



**Wet Bar Sink -Wine Cellar**

- **Note:** The faucet aerator was observed to be clogged and should be cleaned to improve the faucets performance.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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### Master Bathroom

#### *Bathtub*

- The faucet assembly is loose.

#### *Right Lavatory / Sink*

- The stopper does not appear to be functioning properly.

#### *Commode / Toilet*

- The commode tank overflow tube should be adjusted so to be at least 1-inch lower than the ballcock assembly (tank valve) head seal. The lack of this air-gap could cause a cross connection and should be corrected as necessary.
- Note- The sauna/steam room and associated componenets are beyond the scope of a general home inspection. Any concerns should be directed towards the builder and corrected if necessary.





I=Inspected

NI=Not Inspected

NP=Not Present

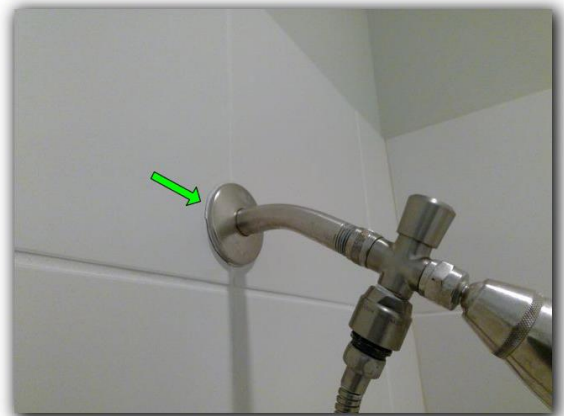
D=Deficient

I	NI	NP	D
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### Upstairs Rear Middle Bedroom Bathroom

#### *Bathtub*

- The faucet assembly is not sealed at the wall. This condition has the potential to allow water to leak back into the wall cavity.
- The shower head assembly is loose within the wall cavity area.



### Upstairs Half Bath

#### *Commode / Toilet*

- The commode tank overflow tube should be adjusted so to be at least 1-inch lower than the ballcock assembly (tank valve) head seal. The lack of this air-gap could cause a cross connection and should be corrected as necessary.



I=Inspected

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D=Deficient

I	NI	NP	D
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### Upstairs Front Corner Bedroom Bathroom

#### *Shower*

- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.
- The shower spout is leaking at the neck connection.

#### *Lavatory / Sink*

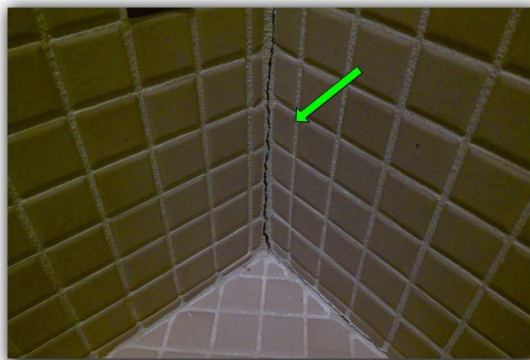
- **Note:** Previous water leaks were observed at and/or around the drain connections under the sink. This would indicate previous problems and should be closely monitored and corrected when necessary.



### Pool Bath

#### *Shower*

- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.



I=Inspected

NI=Not Inspected

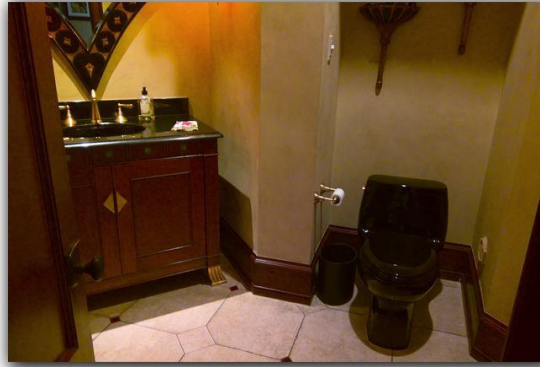
NP=Not Present

D=Deficient

I	NI	NP	D
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**Downstairs Half Bath**

All components were found to be performing and in satisfactory condition on the day of the inspection.



**Side Middle Bedroom Bathroom**

*Lavatory / Sink*

- The faucet assembly is loose.

*Bathtub*

- The faucet assembly is loose.



**Notice:** The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***



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D=Deficient

I	NI	NP	D
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**B. Drains, Wastes, and Vents**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

<p><b>Notice:</b> Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. <i><b>The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.</b></i></p>
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I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

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### C. Water Heating Equipment

*Energy Sources:*

*Capacity:*

*Comments:*

**Water Heater** – *Energy Source:* Gas

*Location:* Attic

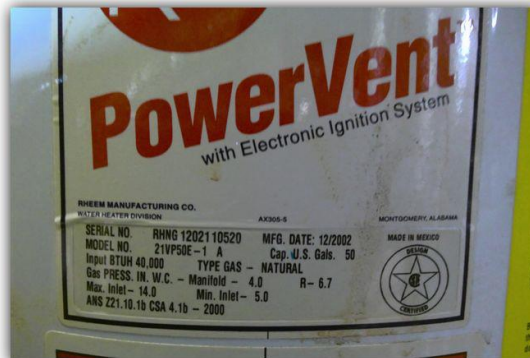
*Approximate Capacity:* 50 Gallons

*Approximate Age:* 2002

*Brand Name:* Rheem

**The water heater appears to be reaching the end of its serviceable life expectancy.**

- A water leak was observed at the water heater connection inlet and/or outlet and repair is necessary.
- There is a water leak at the water heater and is currently and actively leaking hot water into the attic area. This condition needs to be further evaluated and corrected.
- The fittings at the top of the water heater are made of dissimilar metals (galvanized steel connected to copper and/or brass). It is recommended to replace the galvanized steel fittings with brass or copper fittings or install a dielectric union between the two dissimilar metals to prevent electrolysis from occurring.
- The auxiliary/secondary drain pan under the water heater is holding water at the time of this inspection. The cause and remedy should be further evaluated and corrected as necessary.
- **Note:** The debris in the water heater pan should be cleaned out to help prevent the pan drain line from being clogged.
- **Note:** There is evidence of prior leakage on or around the water heater housing. This should be closely monitored.



I=Inspected

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D=Deficient

I	NI	NP	D
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**The water heater appears to be reaching the end of its serviceable life expectancy.**

**Water Heater** – *Energy Source: Gas*

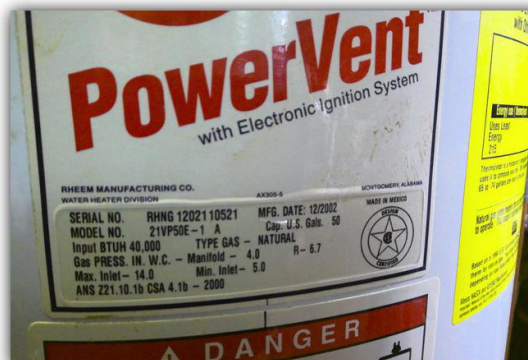
*Location: Attic*

*Approximate Capacity: 50 Gallons*

*Approximate Age: 2002 Approximate Design Life: 15 years*

*Brand Name: Rheem*

- A water leak was observed at the water heater connection inlet and/or outlet and repair is necessary.
- Some corrosion was observed on the water supply shutoff valve.
- Some corrosion was observed at the water supply connections at the top of the water heater.
- The fittings at the top of the water heater are made of dissimilar metals (galvanized steel connected to copper and/or brass). It is recommended to replace the galvanized steel fittings with brass or copper fittings or install a dielectric union between the two dissimilar metals to prevent electrolysis from occurring.
- The auxiliary/secondary drain pan under the water heater is holding water at the time of this inspection. The cause and remedy should be further evaluated and corrected as necessary.
- The gas shutoff valve is in a poor location and is hard to reach.
- **Note:** The debris in the water heater pan should be cleaned out to help prevent the pan drain line from being clogged.
- **Note:** There is evidence of prior leakage on or around the water heater housing. This should be closely monitored.





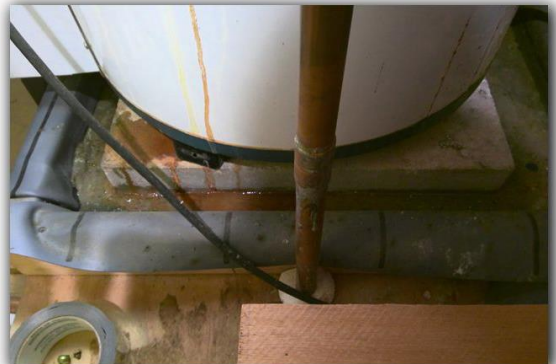
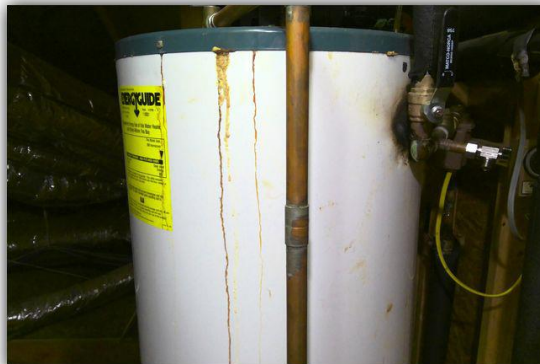
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Additional Notice from the Inspector:** It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

#### Water Softener

- **Note:** There appears to be Water Treatment equipment in place at the time of inspection. Evaluation of this equipment is beyond the scope of a home inspection and it is recommended to have the manufacture further evaluate and make corrections if necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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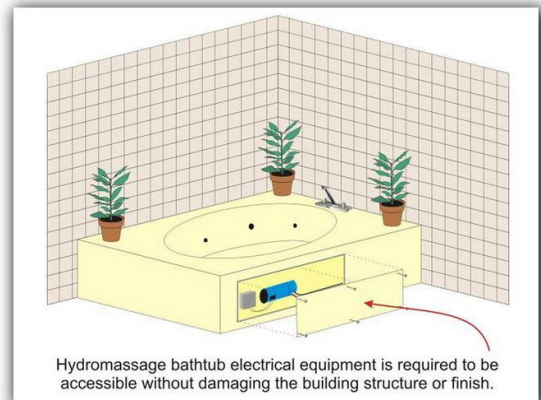
**D. Hydro-Massage Therapy Equipment**

*Comments:*

*Location of GFCI: Unable to locate a GFCI for equipment.*

**Hydro-Massage Therapy Equipment #1**

- The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.
- I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydro-massage therapy equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the hydro-massage therapy equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety.



I=Inspected

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D=Deficient

I	NI	NP	D
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**Hydro-Massage Therapy Equipment #2**

- The hydro-massage therapy equipment on/off button does not function properly.



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**E. Gas Distribution System**

*Comments:*

This component appears to be performing adequately at the time of this inspection.

**Notice:** The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## V. APPLIANCES

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### A. Dishwashers

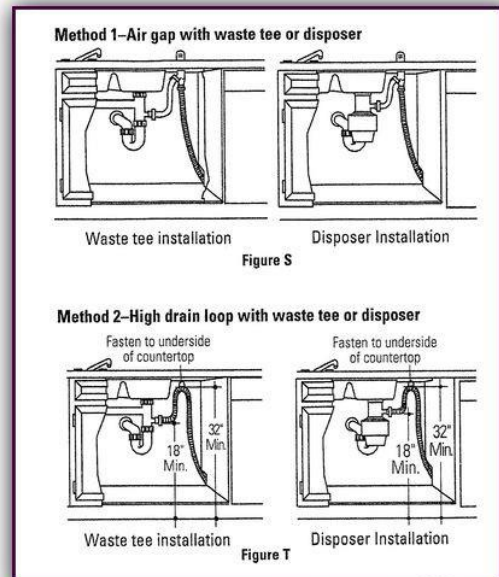
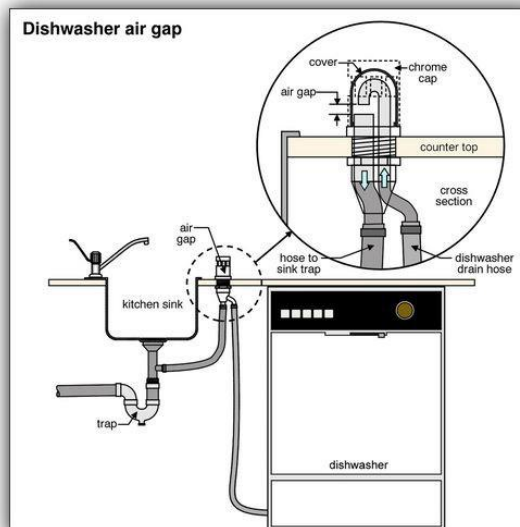
*Comments:*

**Brand Name:** Bosch

- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.

#### Dishwasher #2

- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## B. Food Waste Disposers

*Comments:*

### Food Waster Disposers

This component appears to be performing adequately at the time of this inspection.

### Food Waster Disposers #2

This component appears to be performing adequately at the time of this inspection.

### Food Waster Disposers #3

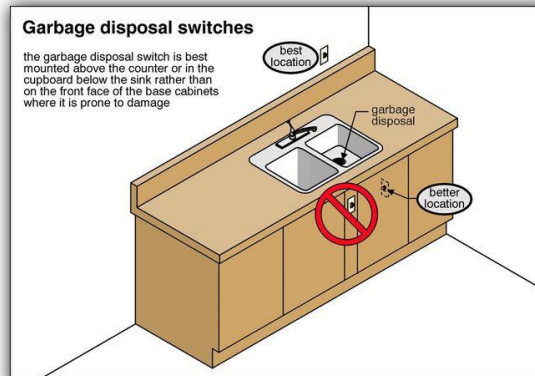
This component appears to be performing adequately at the time of this inspection.

### Food Waster Disposers #4

This component appears to be performing adequately at the time of this inspection.

### Additional Observations and/or Comments:

- **Note:** The food waster disposer switch is poorly located. It is recommended that the switch be located above the counter top or inside the kitchen cabinetry.



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## C. Range Hood and Exhaust Systems

*Comments:*

This component appears to be performing adequately at the time of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Ranges, Cooktops, and Ovens**

*Comments:*

**Cooktop Brand Name:** Dacor

- One or more of the cooktop burners would not light by the pilot and should be further evaluated.

**Built-in Oven Brand Name:** Dacor

This component appears to be performing adequately at the time of this inspection.

**Built-in Oven #2 - Dacor**

This component appears to be performing adequately at the time of this inspection.



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**E. Microwave Ovens**

*Comments:*

**Brand Name:** Dacor

This component appears to be performing adequately at the time of this inspection.

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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

This component appears to be performing adequately at the time of this inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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## G. Garage Door Operators

*Comments:*

### Overhead Garage Door Operator 1

- The garage door opener **DID NOT** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.
- When an automatic garage door opener is in use, the manual lock should be disabled or removed.

### Overhead Garage Door Operator 2

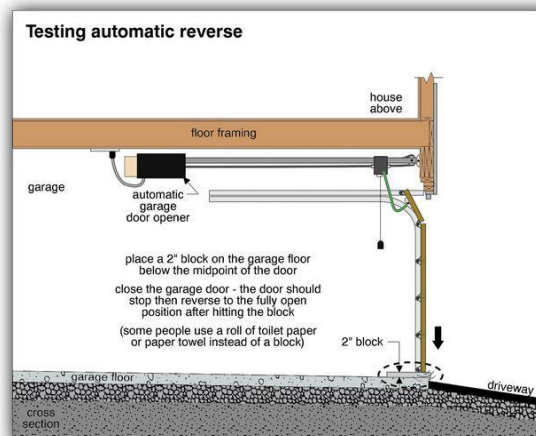
- The garage door opener **DID NOT** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.
- When an automatic garage door opener is in use, the manual lock should be disabled or removed.

### Overhead Garage Door Operator 3

- The garage door opener **DID NOT** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.
- When an automatic garage door opener is in use, the manual lock should be disabled or removed.

### Overhead Garage Door Operator 4

- The garage door opener **DID NOT** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.
- When an automatic garage door opener is in use, the manual lock should be disabled or removed.



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## H. Dryer Exhaust Systems

*Comments:*

This component appears to be performing adequately at the time of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

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### A. Landscape Irrigation (Sprinkler) Systems

*Comments:*

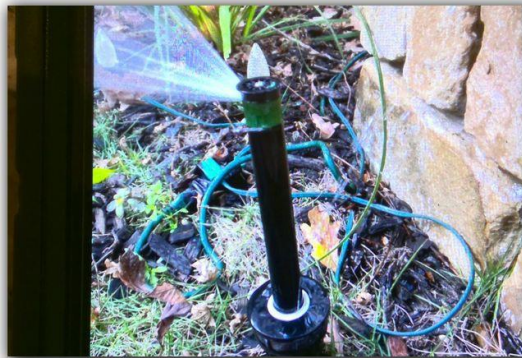
When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Note: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements. Sprinkler system equipped with a moisture (rain/freeze) sensor ☐ Yes or ☒ No.

**Total Number of Zones Wired:** 39

#### Sprinkler System and Associated Components

- One or more of the sprinkler valve covers were observed to be missing and should be replaced.
- The sprinkler system control panel (box) has poor clearance at the pool equipment..
- One or more of the sprinkler heads do not pop-up high enough to disperse water properly in station(s); **21.**
- One or more of the sprinkler heads need to be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); **2, 7, 14, 15, 27, 31;35.**
- One or more of the sprinkler heads need to be adjusted and/or straightened so to disperse water properly in station(s); **4, 6, 16, 39**
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; **18, 20, 24 , 32.**
- One or more of the sprinkler heads appear to be leaking at the base of the head in station(s); **30** and **32.** The cause and remedy should be further evaluated and corrected as necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## B. Swimming Pools, Spas, Hot Tubs, and Equipment

*Type of Construction:*

*Comments:*

**Notice:** When the system is operational, all of the pool or spa systems and associated components are inspected and operated in the manual / service settings only. Operating the pool components from indoor control panels or handheld remotes are outside the scope of this inspection.

You are strongly encouraged to consult with the current homeowner for knowledge on regularly scheduled maintenance and valve operations.

**Type of Construction:** *In Ground*

**Type of Filter:** **Diatomaceous Earth - DE** / Filter Gauge Pressure Reading: **30 to 35 psi**

### Swimming Pool and Equipment

Some of the pool components appear to have deficiencies that are beyond normal. The buyer should have this condition further evaluated by a pool technician familiar with pool structures and associated pool components for remedial cost estimates. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- ***The filter gauge has a high pressure reading. Filter pressure should be maintained between 5 to 20 psi.***
- The pool pump motors do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all pool pump motors supplied from branch circuits rated at 120 volts through 240 volts, single phase, whether by receptacle or direct connection, shall be provided with ground-fault circuit-interrupter protection for personnel.
- The condition of the inline automatic chlorine / Zinc feeder is questionable and should be further evaluated by a qualified pool technician. The units flashing red, which according to its own system, indicates it needs attention and/or service.
- The equipment electrical cabinet /control box does not have proper access or clearance in front of the cabinet/box. There should be at least 3-feet of service clearance in front of the electrical cabinet / control box.
- There appears to be a water leak at the above ground plumbing lines at and around the equipment. The cause and remedy should be further evaluated and corrected as necessary.
- Damaged and/or missing valve handles were observed at the equipment.
- The electrical wiring conduit has pulled loose at the equipment and/or control panel.
- One of the pool timers appears to be damaged and does not function properly.
- The wiring to the equipment is exposed to the outside elements and should be protected by conduit.
- Some of the pool wires appear to be damaged and disconnected. This should be further evaluated and corrected as necessary.
- Some discoloration of the pool surface was observed at the time of this inspection. A qualified technician should investigate the cause and remedy of this condition.
- Some minor discoloration of the spa surface was observed at the time of this inspection.
- There is a visible water leak at the main motor.
- The pool needs to be cleaned at the time of this inspection.

### Heater

- The debris in the pool heater burner chamber needs to be cleaned out and removed.

I=Inspected

NI=Not Inspected

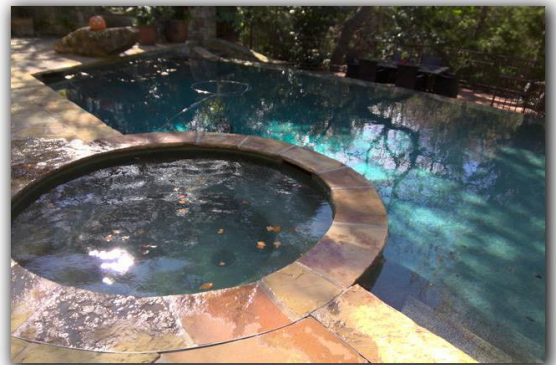
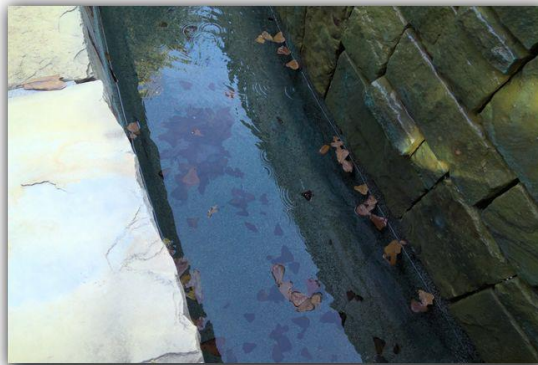
NP=Not Present

D=Deficient

I	NI	NP	D
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### Barriers

- All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.
- Under current standards, all of the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.





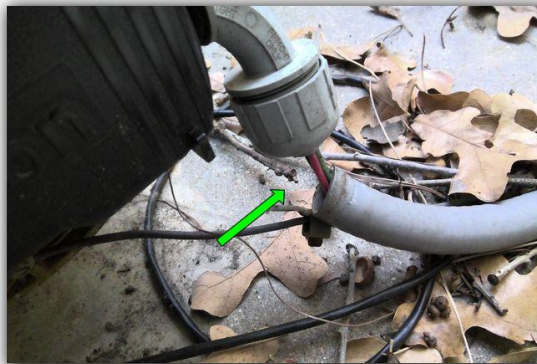
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

**I NI NP D**

**Notice:** Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. All of the pool or spa systems and associated components are inspected and operated in the manual / service settings only. Operating the pool components from indoor control panels or handheld remotes are outside the scope of this inspection.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

**Specific limitations for swimming pools, spas, hot tubs, and equipment.**

The inspector is not required to and will not:

- disassemble filters or dismantle or otherwise open any components or lines;
- operate valves;
- uncover or excavate any lines or concealed components of the system;
- fill the pool, spa, or hot tub with water;
- inspect any system that has been winterized, shut down, or otherwise secured;
- determine the presence of sub-surface water tables;
- determine the effectiveness of entrapment covers;
- determine the presence of pool shell or sub-surface leaks; or
- inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

☒ ☐ ☐ ☒

**C. Outdoor Cooking Equipment**

*Comments:*

- The ignition device does not appear to be functioning properly at the time of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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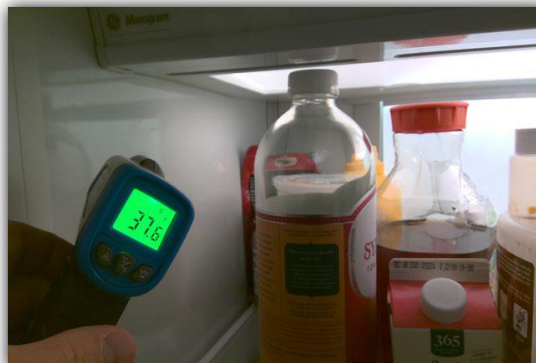
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**D. Refrigerator / Built-In**

*Comments:*

**Refrigerator / Built-in kitchen**

All components were found to be performing and in satisfactory condition on the day of the inspection.



**Freezer / Built-in laundry area**

All components were found to be performing and in satisfactory condition on the day of the inspection.





I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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**INSPECTION AGREEMENT**  
**PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING**

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 2020, between Sally Samples (herein known as the Client) and SiteGuard Inspection Services (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning Luxury Blvd (herein known as the property).

**I. SCOPE OF SERVICES**

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection.
- B. In exchange for the inspection fee (\$1449) paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
  - 1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
  - 2. The item is in need of replacement, maintenance or repair; or
  - 3. Further evaluation by an expert is recommended.

**II. INSPECTION REPORT**

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO:**
  - 1. the presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
  - 2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - 3. **COMPLIANCE WITH compliance with any ordinances, statutes or restrictions, CODE, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;**
  - 4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
  - 5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

### III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

### IV. LIMITATION OF LIABILITY

**BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. \$1449**

### V. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

### VI. ATTORNEY'S FEES

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

### VII. EXCLUSIVITY

The Inspection Report is to be prepared exclusively for the Client and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the buyers Real Estate Agent.

**BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THAT THE INSPECTOR DID NOT COERCE, PRESSURE OR RUSH ME TO EXECUTE THIS CONTRACT WITHOUT OPPORTUNITY TO FULLY REVIEW THE CONTRACT AND IF NECESSARY HAVE THE CONTRACT REVIEWED BY AN ATTORNEY; THAT INSPECTOR AGREED TO RESCHEDULE THE INSPECTION IN THE EVENT I REQUIRED ADDITIONAL TIME TO REVIEW THE CONTRACT; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.**

Client Signature: \_\_\_\_\_ Date: 01/11/2021

Inspector: Nathan Ross

## REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. *THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.*

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

*You should read and understand the entire Property Inspection Report prior to completing any repair request.* This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

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- Poor to negative site drainage was observed on the east side of the structure. Proper drainage is needed to help prevent water from standing and/or pooling next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- The soil line is too high on the east side, north side of the structure. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.
- Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.
- The lead jack flashing at the plumbing vent stack needs to be checked, reset or repaired as necessary. The lead jack flashing detail was observed to be improperly installed at one or more of the roof level plumbing vent pipes. The lead flashing should run full length of the vent pipe and turn down into the top of the vent pipe to help prevent water intrusion at this point.
- Some of the metal flashing details were observed to be rusted and should be corrected as necessary.
- Wall surface damage was observed in the front entry hallway closet.
- Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards. It is recommended to use an elastomeric caulking.
- Mortar improvements are recommended for the exterior masonry veneer on the south side, east side of the structure.
- The area between the exterior veneer and the outside HVAC condenser/coils refrigerant lines needs to be properly sealed.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric caulking.
- Some of the exterior wood type surfaces need a fresh coat of paint.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an elastomeric caulking.
- Some of the exterior wood type surfaces need a fresh coat of paint.
- There are not enough weep-holes in the lower course of masonry veneer on the west side of the structure. Under current building standards, there should be weep-holes in the lower course of the masonry veneer, no more than 33" apart, to help drain water from the interior of the wall voids.
- The exterior wood window casing has some deterioration and/or damage on the west side of the structure.
- Some deterioration and/or damage to the stucco type veneer/cladding was observed on the west side, south side of the structure.
- Cracking of the stucco type veneer/cladding was observed on the west side of the structure. This condition should be further evaluated and corrected as necessary.
- Failing or missing sealant was observed at and around the stucco type veneer/cladding and the wall opening interfaces (windows, doors, electrical outlets, plumbing outlets, etc.) This condition should be improved to help prevent water intrusion at these locations.
- The exterior door frame has some deterioration and/or damage to the master bedroom back balcony entry door(s).
- The door has some surface damage to the master bathroom back balcony door, backyard entry door.
- Weather-stripping improvements are recommended for the master bedroom back balcony entry exterior door(s).
- Visible evidence of previous water intrusion was observed at and/or around the exterior living room balcony entry side middle bedroom door(s). The cause and remedy should be investigated and corrected as necessary.
- The door frame has some surface damage to the sideyard entry door.
- The door hardware does not function properly to the front entry door.

- The thermal-pane glass has lost its seal to the front entry exterior door(s). This has resulted in condensation and/or a fog like film to develop between the panes of glass.
- The garage entry door is not equipped with a self-closing device.
- The garage entry door is not equipped with a self-closing device.
- Some damage to the overhead garage door was observed.
- The overhead garage door is not balanced properly and should be tuned-up and/or adjusted as necessary.
- Some damage to the overhead garage door was observed.
- Window handles(s) were observed to be damaged and/or missing in the workout room.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:  
upstairs living room, dining room.

**(Total 5)**

**Special Notice:** Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.

- Window lock(s) were observed to be damaged and/or missing in the breakfast area.
- Visible evidence of water intrusion was observed at and/or around the window(s) in the Green/Sunroom. The cause and remedy should be investigated and corrected as necessary.
- **Note:** I was unable to visually inspect or operate of some of the windows due to height, window treatments, personal effects, large, heavy or fragile storage and/or furniture.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:  
upstairs living room, dining room.

**(Total 5)**

- Visible evidence of water intrusion was observed at and/or around the window(s) in the Green/Sunroom. The cause and remedy should be investigated and corrected as necessary.
- One or more of the stairway risers do not appear to meet current building standards. The stairway risers should not extend more than 7 ¾-inches and there should not be a difference more than 3/8-inch between any of the risers. This condition can cause a tripping hazard while traversing the stairway components.
- There is no handrail in place for the stairwell. For improved safety, it is recommended that a handrail be installed.
- The stones are damaged and loose and repairs are necessary .
- The balcony floor / flatwork appears to be holding water. This condition needs to be further evlauated and corrected as necessary.
- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- The panel box does not have proper clearance in front of the cabinet. The panel box cover plate (Dead Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36-inches in depth in front of the cabinet and 30-inches in width or the width of the equipment. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet.
- Some of the electrical cabinet interior components were observed to have some minor rust and/or corrosion on them. This condition should be further evaluated and corrected as necessary.





### Distribution Wiring

- The panel box does not have proper clearance in front of the cabinet. The panel box cover plate (Dead Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36-inches in depth in front of the cabinet and 30-inches in width or the width of the equipment. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet.
- Some of the electrical cabinet interior components were observed to have some minor rust and/or corrosion on them. This condition should be further evaluated and corrected as necessary.
- Spliced wires were observed in the waterfall. The spliced wires need to be properly enclosed in an electrical junction box for reasons of safety.
- Electrical flex extension cords should not be used for permanent wiring or pass through walls or ceilings. The improper use of extension cord was observed in or around the north exterior waterfall area.
- Open end wires were observed attic area.

All components were found to be performing and in satisfactory condition on the day of the inspection.



### **Sub Panel #EE**

*Box Location:* Attic Area

*Cabinet Manufacturer:* Square D

*Branch Circuit Wire Type:* Copper

- None of the required dwelling unit devices, receptacle and lighting outlets (switches, receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all of the living area devices, receptacle and lighting outlets (switches, receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.



### **Service Entrance**

All components were found to be performing and in satisfactory condition on the day of the inspection.

### **Grounding / Bonding**

#### **Service Entrance**

- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the bridge area front porch.
- One or more of the ground fault circuit interrupter (GFCI) device(s) do not appear to be functioning properly at the time of this inspection. The device(s) in question are located in the garage, utility closet, living room balcony.
- One or more of the receptacle cover plates are damaged in the living room balcony.
- One or more of the light fixtures are loose at the ceiling mount in the east exterior wall under bridge.
- One or more of the light fixtures appear to be inoperative in the upstairs rear middle bedroom closet, upstairs bedroom bathroom, upstairs front corner bedroom closet.
- The indoor blower motor is out of balance and causes the unit to vibrate more the normal.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector.
- The outdoor unit of the air conditioning system is out of level. It is recommended that the outside condenser/coils be within 1-inch of level.
- The outdoor unit of the air conditioning system requires cleaning.
- The outdoor unit of the air conditioning system is noisy.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- The electrical service disconnect is installed behind the outside condenser/coil. This does not meet the clearance requirements of the National Electrical Code or the International Residential Code and should be corrected as necessary.
- The electrical service disconnect is installed behind the outside condenser/coil.
- The outdoor unit of the air conditioning system requires cleaning.
- The electrical service disconnect is installed behind the outside condenser/coil.
- The electrical service disconnect is installed behind the outside condenser/coil.
- The electrical service disconnect is installed behind the outside condenser/coil.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

**This confidential report is prepared exclusively for Sally Samples on 01/11/2021.**

- The electrical service disconnect is installed behind the outside condenser/coil.
- The duct work in the attic area appears to have excessive sags between the supports. This condition can cause pressure loss and affect the airflow through the duct system.
- Air leaks were detected at and around the ductwork connections and the distribution plenum(s).
- Some of the ductwork in the attic area has been turned to sharply. This will restrict the airflow through the duct system and affect the airflow balance in some areas of the house.
- Water was observed to be leaking back through the vacuum breaker on the south side of the structure. The vacuum breaker is not working as designed.
- The stopper is missing.
- The sink was observed to drain slowly, suggesting that an obstruction may exist.

*Bathtub*

- The faucet assembly is loose.
- The stopper does not appear to be functioning properly.

*Commode / Toilet*

- The commode tank overflow tube should be adjusted so to be at least 1-inch lower than the ballcock assembly (tank valve) head seal.

*Bathtub*

- The shower head assembly is loose within the wall cavity area.

*Commode / Toilet*

- The commode tank overflow tube should be adjusted so to be at least 1-inch lower than the ballcock assembly (tank valve) head seal.

*Shower*

- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.
- The shower spout is leaking at the neck connection.

*Lavatory / Sink*

*Shower*

- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.

*Lavatory / Sink*

- The faucet assembly is loose.

*Bathtub*

- The faucet assembly is loose.

**The water heater appears to be reaching the end of its serviceable life expectancy.**

- A water leak was observed at the water heater connection inlet and/or outlet and repair is necessary.
- There is a water leak at the water heater and is currently and actively leaking hot water into the attic area. This condition needs to be further evaluated and corrected.
- The auxiliary/secondary drain pan under the water heater is holding water at the time of this inspection.

**The water heater appears to be reaching the end of its serviceable life expectancy.**

- A water leak was observed at the water heater connection inlet and/or outlet and repair is necessary.
- The auxiliary/secondary drain pan under the water heater is holding water at the time of this inspection.
- The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.
- I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydro-massage therapy equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the hydro-massage therapy equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety.
- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning.
- The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning.
- One or more of the cooktop burners would not light by the pilot and should be further evaluated.
- The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.
- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.
- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.
- When an automatic garage door opener is in use, the manual lock should be disabled or removed.

- The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.
- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- One or more of the sprinkler valve covers were observed to be missing and should be replaced.
- The sprinkler system control panel (box) has poor clearance at the pool equipment..
- One or more of the sprinkler heads do not pop-up high enough to disperse water properly in station(s); **21**.
- One or more of the sprinkler heads need to be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); **2, 7, 14, 15, 27, 31;35**.
- One or more of the sprinkler heads need to be adjusted and/or straightened so to disperse water properly in station(s); **4, 6, 16, 39**
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; **18, 20, 24 , 32**.
- One or more of the sprinkler heads appear to be leaking at the base of the head in station(s); **30** and 32. The cause and remedy should be further evaluated and corrected as necessary.
- ***The filter gauge has a high pressure reading. Filter pressure should be maintained between 5 to 20 psi.***
- The condition of the inline automatic chlorine / Zinc feeder is questionable and should be further evaluated by a qualified pool technician.
- The equipment electrical cabinet /control box does not have proper access or clearance in front of the cabinet/box. There should be at least 3-feet of service clearance in front of the electrical cabinet / control box.
- There appears to be a water leak at the above ground plumbing lines at and around the equipment. The cause and remedy should be further evaluated and corrected as necessary.
- Damaged and/or missing valve handles were observed at the equipment.
- The electrical wiring conduit has pulled loose at the equipment and/or control panel.
- The wiring to the equipment is exposed to the outside elements and should be protected by conduit.
- Some of the pool wires appear to be damaged and disconnected. This should be further evaluated and corrected as necessary.
- Some discoloration of the pool surface was observed at the time of this inspection. A qualified technician should investigate the cause and remedy of this condition.
- There is a visible water leak at the main motor.
- The debris in the pool heater burner chamber needs to be cleaned out out and removed.
- All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.



## TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Page 1 of 6

Property was Occupied

Client Present during Inspection: Yes

Termite Report is Paid in Full  
Termite Warranty Offered: No

(1A.) Name of Inspection Company: **Insect Detect Termite and Pest** (1C.) **3834 Lucena Ct. Grand Prairie, Tx 75052**  
**972-979-7346** (1B.) **SPCS Business License Number#0825433**

4A. **Sally Samples** Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐  
 Name of Person Purchasing Inspection  
**Luxury Blvd Arlington, TX 76006**  
 Inspected Address  
 1D. **Nathan Ross # 0821398** Telephone No.  
 Name of Inspector (Please Print) 1E. Certified Applicator ☒ (check one )  
 Technician ☐  
 2. **Unknown** 3. **2020**  
 Case Number (VA/FHA/Other) Inspection Date  
 4B. **Not Determined**  
 Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☒ Buyer ☒  
 (Under the Structural Pest Control Service of the Texas Department of Agriculture regulations only the purchaser of the service is required to receive a copy)

**SCOPE OF INSPECTION / AGREEMENT**

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service

PO Box 12847 Austin, Texas 78711-2847

Phone 866-918-4481, Fax 888-232-2567

SPCS/T-4

(Rev. 09/01/07)

Buyer's Initials \_\_\_\_\_

### Insect Detect Termite and Pest Additional Statements Included in the Scope of Inspection / Agreement that are not Promulgated by the Structural Pest Control Service

- A. This inspection is only good for the date and time of the inspection. Insect Detect Termite and Pest its Inspectors, employees and agents will not guarantee or warrant the absence of any wood destroying insect. Due to the characteristics and behavior of various wood destroying insects, the insects may not be visible or detectable on the date and time of the inspection. Even with the best inspection, termites can remain hidden and unnoticed for a long period of time. Swarming of wood destroying insects can occur in a short amount of time and may by the first signs of the presence of wood destroying insects that were not detectable at the time of the original inspection. If swarming occurs after the date and time of the original inspection and active wood destroying insects were not detectable at the time of the original inspection. Insect Detect Termite and Pest , its Inspectors, employees and agents cannot be liable for the non-detectable infestation and will not assume any liability for corrective actions needed and will not assume liability for non-detectable wood damage.
- B. Insect Detect Termite and Pest Standard Operational Inspection Procedures: The Inspector will perform a visual inspection of the visible and accessible foundation perimeter beam (slab-on-grade foundation), visual inspection of the visible and accessible exterior perimeter beam and accessible interior perimeter beam and piers (pier-&-beam foundation), probe visible and accessible exterior wood for active or signs of previous activity of a wood destroying insects, visual inspection of the structures accessible interior walls, ceiling, baseboards and cabinetry and visual inspection of the accessible areas of the attic.  
The inspector will not deface the structure, cut holes, remove panels, pull back carpet, lift floor treatments, cut holes in the floors, wall or ceilings, move boxes, furniture, personal items or effects. The inspector will then complete this WDIR using the SPCS required standards for completing this form. These standards can be provided to you upon request.
- C. Additional Information from Insect Detect Termite and Pest. AREAS OF POTENTIAL NON-VISIBLE WOOD DESTROYING INSECT ACTIVITY AREAS ARE LISTED BUT NOT LIMITED TO THE FOLLOWING: In the wall voids at the bathroom bathtraps and shower stalls/enclosures, plumbing penetrations within the construction wall voids, below high soil lines, behind heavy foliage, non-visible slab joints, non-visible slab cracks, under and/or behind decks and/or raised patios, behind cosmetic repairs of the foundation beam, within sill plates and between sub-floors and any other area that the Inspector marks as inaccessible in section 6B of this report. Insect Detect Termite and Pest and its Inspectors, employees and agents will not assume any liability for active infestation of a wood destroying insect that is not visible and/or accessible to the Inspector at the time of the original inspection.
- D. The Inspector will do his/her best to access and to inspect all accessible and visible areas and/or components of the structure. This inspection is only good for the date and time of this inspection and Insect Detect Termite and Pest , its Inspectors, employees and agents will not assume any liability for non-accessible areas and non-visible wood destroying insects. If for any reason you are unhappy with the performance of the Inspector, his/her findings or unwilling to accept the scope of this inspection. Insect Detect Termite and Pest will be more than happy to refund to you the cost of this inspection within ten business day's from the date of the original inspection. The refund is contingent on you surrendering all copies of this inspection report back to Insect Detect Termite and Pest and you releasing Insect Detect Termite and Pest , its employee and its agents from all future liabilities to the inspected property. This refund cannot be made if the report has already been used to close on a real estate transaction.

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection):           

☒ Main House (Excluding all Detached Structures, Sheds, Shrubs, Trees, Barns, Fences and Decks)

☐ Main House & Detached Garage (Excluding all other Detached Structures, Sheds, Shrubs, Trees Barns, Fences and Decks)

☐ Other Inspected Structures: \_\_\_\_\_

6A. Were any areas of the property obstructed or inaccessible?  
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

Yes ☒ No ☐

6B. The obstructed or inaccessible areas include but are not limited to the following:

Attic <input type="checkbox"/>	Plumbing Areas <input checked="" type="checkbox"/>	Planter box abutting structure <input type="checkbox"/>	Slab Joints <input checked="" type="checkbox"/>
Attic Partially Accessible <input checked="" type="checkbox"/>	Bath-trap(s) <input checked="" type="checkbox"/>	Below or Behind High Soil Grade <input checked="" type="checkbox"/>	Cracks in Slab <input checked="" type="checkbox"/>
Insulated areas of attic <input checked="" type="checkbox"/>	Construction Voids <input checked="" type="checkbox"/>	Wood Pile in Contact with Structure <input type="checkbox"/>	Crawl Space <input type="checkbox"/>
Inside Eaves <input checked="" type="checkbox"/>	Recent Renovation(s) <input type="checkbox"/>	Behind Personal Effects / Furniture <input checked="" type="checkbox"/>	Sub Floors <input checked="" type="checkbox"/>
Deck <input type="checkbox"/>	Blocked/Stored Areas <input checked="" type="checkbox"/>	Debris Piled Next to Structure <input type="checkbox"/>	Weepholes <input type="checkbox"/>
Behind Storage in Garage <input type="checkbox"/>	Under Floor Covering <input checked="" type="checkbox"/>	Crawl Space Partially Accessible <input type="checkbox"/>	Heavy Foliage <input checked="" type="checkbox"/>
Raised Concrete, Brick and/or Stone at Patio/Porch(s) <input type="checkbox"/>		Behind Foundation Beam Cosmetic Repair <input checked="" type="checkbox"/>	Behind Cabinetry <input checked="" type="checkbox"/>
Behind Wood Paneling (Wall Covering) <input type="checkbox"/>		Behind Bathroom Tile Enclosures <input checked="" type="checkbox"/>	
Foundation Corner Pops <input type="checkbox"/>		Foundation Plumbing Penetrations <input type="checkbox"/>	

Other ☐ Specify: \_\_\_\_\_

7A. Conditions conducive to wood destroying insect infestation?  
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

Yes ☒ No ☐

7B. Conducive Conditions include but are not limited to:

Wood to Ground Contact (G)	<input type="checkbox"/>	Standing Water in Crawl Space (SW)	<input type="checkbox"/>	Wood Pile in Contact with Structure or within Dripline (Q)	<input checked="" type="checkbox"/>
Formboards left in place (I)	<input type="checkbox"/>	Planter box abutting structure (O)	<input type="checkbox"/>	Wooden Fence in Contact with the Structure (R)	<input type="checkbox"/>
Excessive Moisture (J)	<input type="checkbox"/>	Debris under or around structure (K)	<input type="checkbox"/>	Footing soil line too high (L)	<input checked="" type="checkbox"/>
Footing soil line too low (L)	<input type="checkbox"/>	Insufficient ventilation (T)	<input type="checkbox"/>	Tree Branches in Contact with Roof Structure (TB)	<input checked="" type="checkbox"/>
Heavy Foliage (N)	<input checked="" type="checkbox"/>	Wood Rot (M)	<input type="checkbox"/>	Flowerbed Wood Formers within Dripline (F)	<input type="checkbox"/>
Other (C)	<input checked="" type="checkbox"/>	Specify Other: _____			

Other: Wood Fence within Drip Line (Conducive by Design) (WF) ☒  
 Other: Wood Deck in Contact with Structure (Conducive by Design) (WD) ☐  
 Other: Planter Box abutting Structure (Conducive by Design) (OD) ☐  
 Other: Wood in concrete expansion joints. (Conducive by Design) ☒  
 Other: Plumbing penetrations (Conducive by Design) ☒

8. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation		Previous Infestation		Previous Treatment	
8A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: \_\_\_\_\_

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: N/A

8G. Visible evidence of: N/A has been observed in the following areas: \_\_\_\_\_

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes ☐ No ☒

If "Yes", specify corrections: \_\_\_\_\_

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection) Yes ☐ No ☒

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes ☒ No ☐

Specify reason: The tree and/or shrub branches in contact with the roof structure need to be trimmed back. , The high soil line(s) need to be corrected. If active wood destroying insects are discovered during the correction process, treatment will be required. , The heavy foliage needs to be trimmed at least 18-inches off the exterior walls. , The ivy adhered to the exterior walls should be removed. If active wood destroying insects are discovered during the process, treatment will be required. , The wood pile adjacent to the structure needs to be removed. If active wood destroying insects are discovered during the process, treatment will be required.

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: No Treatment Performed at this time.

If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐

If treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐

10B. N/A N/A N/A

Date of Treatment by Inspecting Company

Common Name of Insect

Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐ No ☒ List Insects: Insect Detect Termite and Pest carriers No Warranty on this property expressed or implied.

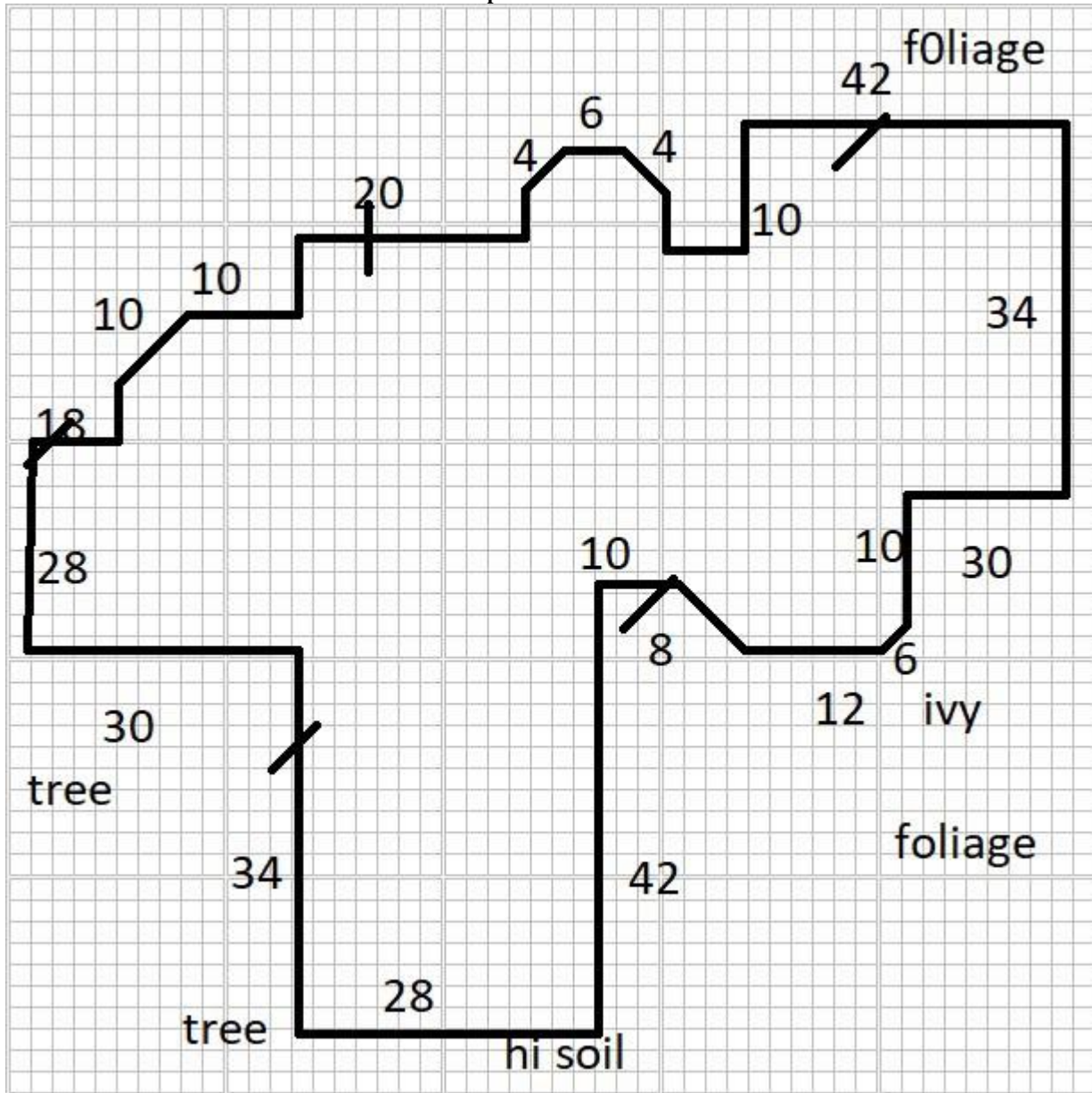
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

**Diagram of Structure(s) Inspected**Foundation Type: **Slab on Ground**Primary Use: **Residential**

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes:

(E)=Evidence of infestation; (A)=Active; (P)=Previous; (D)=Drywood Termites; (S)=Subterranean Termites;  
(F)=Formosan Termites; (C)=Conducive Conditions; (B)=Wood Boring Beetles; (H)=Carpenter Ants;

(X)=Drill Holes; (BS)=Bait Stations; Other(s) - Specify \_

**Graph Is Not To Scale**Additional Comments There is no visible evidence of active wood destroying insects found at the time of this inspection.

**Notice to Client:** There is always a possibility of the presence of undetectable activity of wood destroying insects. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.** If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present, whether visible or non-visible.



Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures:



Notice of Inspection Was Posted At or Near

11A. Nathan Ross #0821398

Inspector

12A. Electric Breaker Box ☐Water Heater Closet ☐Bath Trap Access ☐Beneath the Kitchen Sink ☒

Approved:

11B. Nathan Ross #0821398/ Tuesday, December 1, 202012B. Date Posted 12/01/2020

Certified Applicator and Certified Applicator License Number

Date

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**Statement of Purchaser**

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: Texas Real Estate Inspection Report

Signature of Purchaser of Property or their Designee

Date

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The digital pictures within this report are a representative sample of active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages in place and should not be considered to show all. There will be active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages not represented with digital imaging.

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